



Estimate Report

Lovefield Implementation Plan

Dallas, TX

AACEi Class 5: ROM

June 05, 2025

Version 1.00

Prepared for:



Prepared by:





Lovefield Implementation Plan

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Dallas Love Field
Implementation Plan - 6/2/25

2024 Cost Year

		Sub Total	Total Cost
T1	Terminal Headhouse - H2C0		\$633,564,063
T2	Terminal Concourse - H2C0 - includes PBB's		\$273,481,848
A1	Terminal Apron		\$35,139,821
A2	Remain Overnight (RON Apron_)		\$26,783,568
L1	Entrance Roadway Intersection - Elevated Flyover Roadway		\$143,160,000
L2	Curbfront and terminal Area Roadways - per H2 Quantities		\$109,322,217
L3	Future Garage D - 7 Story - 5,200 Space		\$347,360,000
L4	Remote Parking Facility - 2 Level 2,700 Space		\$180,360,000
	Consolidated Rental Car Facility (CONRAC) from previous Estimate		
L5	TBD following Final Development		\$307,431,750
S1	General Use Building (GUB) Relocation		\$40,372,250
	85,000 SF Pre-Engineered Metal Building (PEMB)	\$35,487,500	
	13,000 SY Parking Area	\$4,884,750	
S2	Triturator Relocation		\$132,000
S3	Central Receiving & Distribution Center (CRDC) Facility Relocation		\$14,608,325
	25,000 SF PEMB	\$10,437,500	
	11,100 SY Parking Area	\$4,170,825	
S4	Maintenance Buildings Relocation		\$35,675,375
	Building 1 - 40,000 SF (PEMB)	\$16,700,000	
	Building 2 - 18,000 SF (PEMB)	\$7,515,000	
	Building 3 - 18,000 SF (PEMB)	\$7,515,000	
	Storage Yard -7,500 SY	\$3,945,375	
Total Implementation Plan			\$2,147,391,217



H2C0	Option H2C0	
H2C0	H2C0 Description	H2C0 Total Cost
	CIVIL WORK H0 - Prep Site & C2 - Renovate Terminal Work & C2	\$71,739,173
	A. Prep Site for New H2 Processor - 79,904 S.F.	\$652,017
	B. Demo Existing Commercial lane Roadway at Basement Level -101,619 S.F.	\$2,017,137
	E. Demo Existing Apron Pavement - 30,485 S.Y.	\$6,097,000
	F. New Apron Pavement with 1% slope - 30,485 S.Y.	\$21,886,706
	G. Relocate Linear Drain Line - 1,675 L.F.	\$3,043,475
	H. Demo Apron for New De-icing Area - 29,176 S.Y.	\$5,835,200
	I. New De-icing Pad - 29,176 S.Y.	\$20,948,368
	J. Demo Apron for New Taxiway Area - 4,480 S.Y.	\$896,000
	K. New Taxiway Pavement - 4,480 S.Y.	\$3,216,640
	L. Demo Apron for New South Apron Area - 7,785 S.Y.	\$1,557,000
	M. New South Apron Pavement - 7,785 S.Y.	\$5,589,630
	N. No Fuel Line Adjustments, No new or adjusted fuel pits	
8%	CONCOURSE WORK (Medium Complexity)	\$273,481,848
	PBB - Fixed Bridge (10 ea @ 80 L.F) 800 L.F.	\$4,008,000
	PBB - Jet Bridge Relocation 10 Ea	\$4,829,790
	PBB - New Jet Bridges 2 Ea (includes equipment)	\$3,309,940
	C. Existing Apron Level Renovated	\$72,069,427
	105. New Circulation BOH	\$5,079,360
	109. New Circulation BOH	\$5,186,142
	111. New Circulation BOH	\$1,734,486
	125. New Circulation BOH	\$1,734,486
	120 Reno Circulation BOH	\$2,973,126
	121 Reno Circulation BOH	\$2,973,126
	241. New Support	\$655,623
	100. New Support	\$3,907,789
	101. New Support	\$8,152,930
	102. New Support	\$11,011,263
	103. New Support	\$8,151,403
	104. New Support	\$3,907,789
	106. Reno Support	\$1,086,228
	107. Reno Support	\$12,230,856
	108. Reno Support	\$1,086,624
	156. Reno Support	\$2,198,196
	D. Existing Concourse Level Renovated	\$153,399,201
	143. Demo Vertical Circulation	\$166,026
	144. Demo Vertical Circulation	\$568,288
	149. Demo Vertical Circulation	\$187,502
	150. Demo Vertical Circulation	\$187,502
	156. Demo Vertical Circulation	\$188,328
	159. Demo Holdroom	\$5,280
	160. Demo Holdroom	\$5,280
	161. Demo Holdroom	\$5,280
	162. Demo Holdroom	\$5,280
	163. Demo Holdroom	\$5,280
	164. Demo Holdroom	\$5,280
	155. New Secure Circulation	\$1,822,425

H2C0	Option H2C0	
H2C0	H2C0 Description	H2C0 Total Cost
	119. Reno Secure Circulation	\$26,568,696
	127. Reno Secure Circulation	\$329,604
	131. New Vertical Circulation	\$111,374
	132. New Vertical Circulation	\$111,374
	133. New Vertical Circulation	\$111,374
	140. New Vertical Circulation	\$111,374
	146. New Vertical Circulation	\$111,374
	149. New Vertical Circulation	\$114,242
	150. New Vertical Circulation	\$111,374
	151. New Vertical Circulation	\$111,374
	53. New Concessions	\$4,272,093
	60. New Concessions	\$2,792,867
	61. New Concessions	\$2,792,867
	62. New Concessions	\$4,278,484
	64. New Concessions	\$471,191
	67. New Concessions	\$779,121
	71. New Concessions	\$1,937,054
	76. New Concessions	\$155,127
	77. New Concessions	\$158,613
	78. New Concessions	\$784,931
	95. New Concessions	\$3,114,741
	73. Reno Concessions	\$752,880
	69. Reno Concessions	\$3,128,160
	79. Reno Concessions	\$191,040
	87. Reno Concessions	\$1,056,720
	96. Reno Concessions	\$92,160
	128. Reno Concessions	\$29,520
	129. Reno Concessions	\$225,840
	154. Reno Concessions	\$315,120
	50. New Holdroom	\$9,510,813
	51. New Holdroom	\$12,318,891
	52. New Holdroom	\$12,239,526
	59. New Holdroom	\$9,591,621
	74. Reno Holdroom	\$10,074,533
	54. Reno Holdroom	\$2,730,427
	55. Reno Holdroom	\$6,099,660
	56. Reno Holdroom	\$2,767,198
	57. Reno Holdroom	\$6,085,240
	58. Reno Holdroom	\$10,058,671
	126. New Restroom	\$4,096,272
	152. New Restroom	\$595,360
	153. New Restroom	\$601,216
	63. Reno Restroom	\$1,433,728
	66. Reno Restroom	\$1,981,116
	72. Reno Restroom	\$1,453,695
	75. Reno Restroom	\$1,984,525
	145. Reno Support	\$1,504,269



H2C0	Option H2C0	
	H2C0 Description	H2C0 Total Cost
	E. Existing Mezzanine Level	\$16,507,407
	302 - New Airline Club	\$16,097,088
	161. New Vertical Circulation	\$410,319
		\$633,564,063
	H2 - Existing Terminal Modifications	\$172,975,013
	77. Basement Level - Demolish Exist. BOH Circulation - 42,025 S.F.	\$1,891,125
	80 - 173. Basement Level -Demolish Exist. Support to New Support - 49,452 S.F.	\$2,373,696
	174. Basement Level - Demolish Existing Ticketing Curbside - 721 S.F.	\$38,934
	79-82 . Basement Level - Demolish Exist. Unsecure Circulation - 7,025 S.F.	\$316,125
	175. Basement Level - Demolish Exist. Vertical Circulation - 403 S.F.	\$46,345
	78. Basement Level - Demolish Exist. CBIS - 19,929 S.F.	\$1,076,166
	78. Basement Level - Demolish Exist. CBIS BHS Equipment From Ticketing - 540 L.F.	\$648,000
	L2 Apron Level	\$141,722,292
	153. Apron Level - Demolish Exist. Baggage Claim -24,377 S.F.	\$1,316,358
	156 & 163. Apron Level - Demolish Exist. Concessions - 1,906 S.F.	\$91,488
	165. Apron Level - Demolish Existing Inbound Baggage - 14,755 S.F.	\$796,770
	165. Apron Level - Demolish Existing Inbound Baggage & Claim BHS Equipment - 641 L.F. + 4 Carousels	\$769,200
	162. Apron Level - Demolish Exist. Rental Car Area - 2,378 S.F.	\$107,010
	154. & 157. Apron Level - Demolish Existing Restrooms - 3,574 S.F.	\$192,996
	166. Apron Level - Demolish Exist. Secure Circulation - 284 S.F.	\$13,632
	170. Apron Level - Demolish Existing SSCP - 22,537 S.F.	\$1,216,998
	170. Apron Level - Demolish Existing SSCP - TSA Equipment - 6 Ea.	\$120,240
	152. - 169. Apron Level - Demolish Exist. Support Spaces - 40,349 S.F.	\$1,815,705
	167. & 168. Apron Level - Demolish Existing Ticketing - 8,288 S.F.	\$447,552
	171. Apron Level - Demolish Exist. Curbside Ticketing - 1,354 S.F.	\$73,116
	171. Apron Level - Demolish Exist. Curbside Ticketing BHS Equipment - 453 L.F.	\$543,600
	160. Apron Level - Demolish Exist. Unsecure Circulation - 50,877 S.F.	\$2,289,465
	227. Apron Level Existing Terminal - New BHS Inbound - 21,927 S.F.	\$26,685,159
	227. Apron Level Existing Terminal - New BHS Inbound BHS Equipment - 625 L.F.	\$10,596,250
	226. Apron Level Existing Terminal - New BHS Outbound - 58908 S.F.	\$71,691,036
	226. Apron Level Existing Terminal - New BHS Inbound BHS Equipment - 1354 L.F.	\$22,955,717
	C3 - Concourse level	\$24,862,330
	74.&94.&95. . Concourse Level - Demo Exist. Support Spaces - 27,434 S.F.	\$1,481,436
	73.&93. Concourse Level - Demo Exist. Concessions -1,764 S.F.	\$84,672
	75.-144.. Concourse Level - Demo Exist. Unsecure Circulation - 66,855 S.F.	\$3,008,475
	96.-141.. Concourse Level - Demo Exist. Vertical Circulation - 2,971 S.F.	\$341,665
	75.-144.. Concourse Level - New Unsecure Circulation - 10,880 S.F.	\$15,699,840
	75.-144.. Concourse Level - New Unsecure Circulation Moving Walkway - 539 L.F.	\$4,246,242
	New Processor - Total H2	\$460,589,050
	B1 Basement Level	\$0
	L1 Apron Level	\$216,398,418
	173. Apron Level - New Baggage Claim - 18,900 S.F.	\$14,425,236
	173. Apron Level - New Baggage Claim BHS Equipment - 992 L.F.	\$16,818,368
	173. Apron Level - New Baggage Claim BHS Equipment (carousels) - 3 ea.	\$733,464
	174. Apron Level - New Baggage Claim - 18,900 S.F.	\$14,425,236



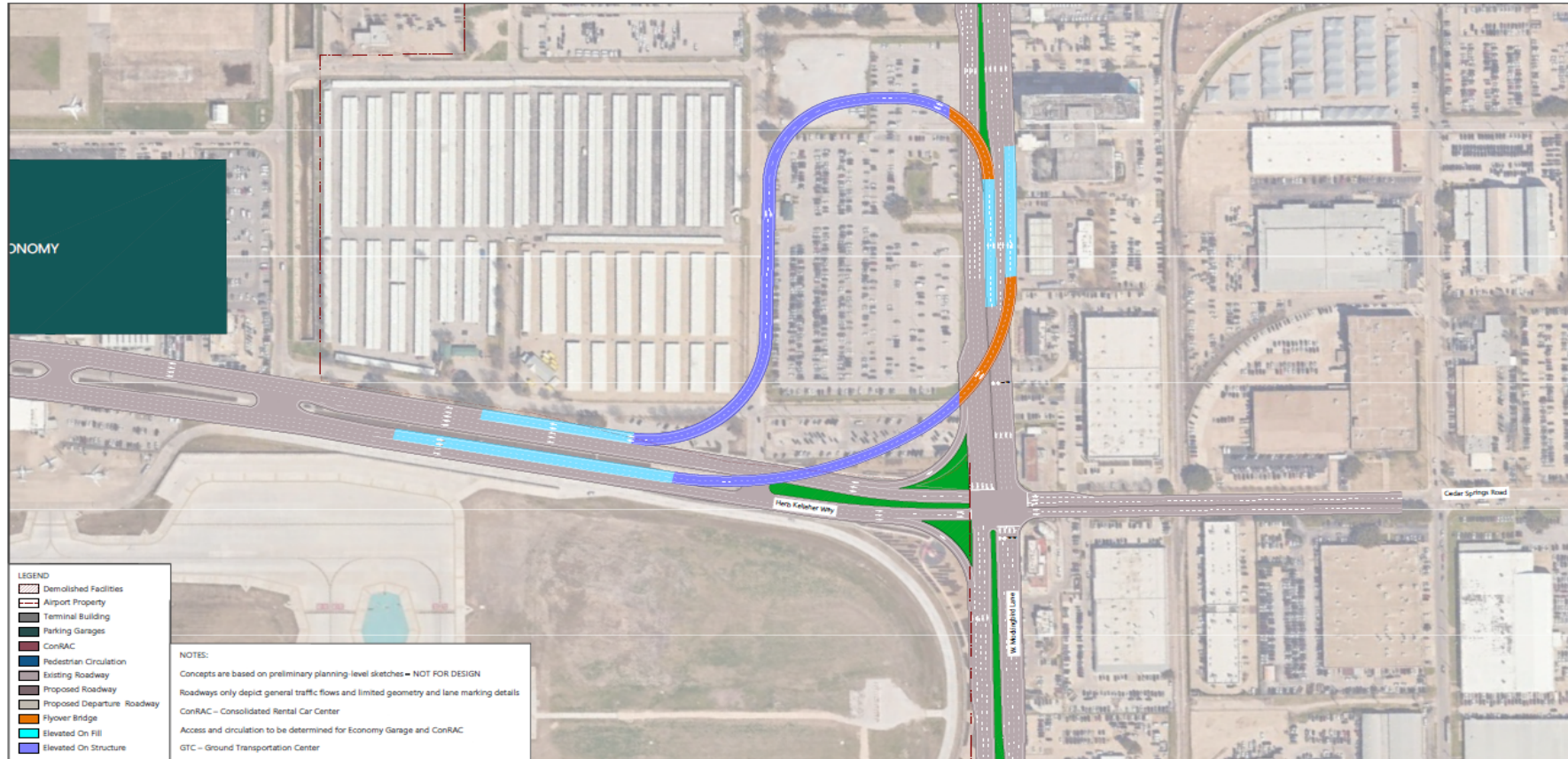
H2C0	Option H2C0	
H2C0	H2C0 Description	H2C0 Total Cost
	174. Apron Level - New Baggage Claim BHS Equipment - 992 L.F.	\$16,818,368
	174. Apron Level - New Baggage Claim BHS Equipment (carousels) - 3 Ea.	\$733,464
	178. Apron Level - New Restrooms - 2,195 S.F.	\$2,142,320
	180. Apron Level - New Restrooms - 1,986 S.F.	\$1,938,336
	175. Apron Level - New Support - 3,011 S.F.	\$2,298,115
	176. Apron Level - New Support - 677 S.F.	\$516,713
	182. Apron Level - New Support - 715 S.F.	\$545,717
	179. Apron Level - Unsecure Circulation - 24,585 S.F.	\$35,476,155
	177. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	181. Apron Level - Unsecure Circulation (2 Ea. Escalators - 422 S.F.	\$522,858
	184. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	185. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	186. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	187. Apron Level - Unsecure Circulation (2 Ea. Elevators) - 210 S.F.	\$255,150
	188. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	189. Apron Level - Unsecure Circulation (2 Ea. Elevators) - 220 S.F.	\$267,300
	190. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	191. Apron Level - Unsecure Circulation (2 Ea. Escalators - 458 S.F.	\$567,462
	192. Apron Level - Unsecure Circulation (Stair) - 349 S.F.	\$166,822
	265. Apron Level - Unsecure Circulation (2 Ea. Elevators) - 229 S.F.	\$278,235
	227. BHS Inbound 21,927 SF	\$26,685,159
	BHS Equipment	\$10,358,894
	226. BHS Outbound 58,908 SF	\$46,468,398
	BHS Equipment	\$22,955,716
	C3 Concourse Level	\$152,491,429
	196. Concourse Level - New Circulation Bridge - 3743 S.F.	\$5,809,136
	196. Concourse Level - New Circulation Bridge - Moving Sidewalk - 124 L.F.	\$976,872
	203. Concourse Level - New Concessions - 1,200 S.F.	\$697,200
	215. Concourse Level - New Concessions - 1,210 S.F.	\$703,010
	214. Concourse Level - New Restrooms - 2,133 S.F.	\$2,081,808
	200. Concourse Level - New Restrooms - 943 S.F.	\$920,368
	216. Concourse Level - New Restrooms - 968 S.F.	\$944,768
	198. Concourse Level - New SSCP - 35,520 S.F.	\$40,173,120
	198. Concourse Level - New SSCP - New TSA Equipment - 10 Ea.	\$6,262,500
	199. Concourse Level - New Support - 12,575 S.F.	\$9,597,743
	199. Concourse Level - New Support - 12,552 S.F.	\$9,580,188
	201. Concourse Level - New Ticketing - 6,650 S.F.	\$9,476,250
	201. Concourse Level - New Ticketing - BHS Equipment to Apron Level Baggage Screening - 311 L.F..	\$5,272,694
	202. Concourse Level - New Ticketing - 6,650S.F.	\$9,476,250
	202. Concourse Level - New Ticketing - BHS Equipment to Apron Level Baggage Screening - 311 L.F..	\$5,272,694
	200. Concourse Level - New Unsecure Circulation - 29,111 S.F.	\$42,007,173
	197. Concourse Level - New Vertical Circulation (Stairs) - 359 S.F.	\$171,602
	204. Concourse Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822
	205. Concourse Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822
	206. Concourse Level - New Vertical Circulation - (2 Ea. Elevators) 220 S.F.	\$257,180

H2C0	Option H2C0	
H2C0 Description	H2C0 Total Cost	
207. Concourse Level - New Vertical Circulation (2 Ea. Escalators) - 919 S.F.	\$1,138,641	
208. Concourse Level - New Vertical Circulation - (2 Ea. Elevators) 210 S.F.	\$245,490	
209. Concourse Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
210. Concourse Level - New Vertical Circulation (Stairs) - 355 S.F.	\$169,690	
211. Concourse Level - New Vertical Circulation - (2 Ea. Elevators) 224 S.F.	\$261,856	
217. Concourse Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
218. Concourse Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
219. Concourse Level - New Vertical Circulation (Stairs) - 337 S.F.	\$161,086	
I2 Interstitial	\$91,699,203	
1. Interstitial Level - New CBIS - 18,374 S.F.	\$20,780,994	
8. Interstitial Level - New Circulation Bridge - 3,558 S.F.	\$5,522,016	
263. Interstitial Level - New Circulation Bridge Moving Walkway - 322 L.F.	\$2,536,716	
263. Interstitial Level - New Circulation Bridge - 5,635 S.F.	\$8,745,520	
264. Interstitial Level - New Circulation Bridge - 4,511 S.F.	\$7,001,072	
2. Interstitial Level - New Support Area - 15,910 S.F.	\$12,143,148	
3. Interstitial Level - New Unsecure Circulation - 19,366 S.F.	\$27,945,138	
273. Interstitial Level - New Unsecure Circulation - 2,236 S.F.	\$3,226,548	
5. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
6. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
7. Concourse Level - New Vertical Circulation - (2 Ea. Elevators) 210 S.F.	\$245,490	
9. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
10. Concourse Level - New Vertical Circulation - (2 Ea. Elevators) 220 S.F.	\$257,180	
11. Apron Level - Unsecure Circulation (2 Ea. Escalators) - 459 S.F.	\$568,701	
12. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
13. Apron Level - Unsecure Circulation (2 Ea. Escalators) - 916 S.F.	\$1,134,924	
14. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
15. Concourse Level - New Vertical Circulation - (2 Ea. Elevators) 220 S.F.	\$257,180	
17. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
18. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
19. Interstitial Level - New Vertical Circulation (Stairs) - 349 S.F.	\$166,822	
P4 - Pedestrian Level NO WORK	\$0	
H2C0 Total	\$978,785,084	

		H2				
				LENGTH	WIDTH	AREA
				FT	FT	SQ.FT
		In-bound and Out-bound				
At grade roadways		Roads	In-bound	10,001	12	120,016
			Out-bound	14,179	12	170,149
			Entry Ramp	1,613	12	19,360
			Exit Ramp	755	12	9,059
			Exit Ramp	1,330		
			Recirculation Ramp	482	12	5,782
Elevated roadways (on fill)			Recirculation Ramp			
At grade roadways			Recirculation Ramp			
		Arrival				
At grade roadways		Roads	Inbound	5,053	12	60,636
			Outbound	2,585	12	31,024
		Curbs	Curb Lane	4,989	12	59,864
			Entry Area			10,654
			Exit Area			9,077
		Curbs	Median			22,870
		GTC	Total GTC Area			145,615
		Shoulders	In-bound	6,497	6	38,983
			Out-bound	4,078	6	24,465
		Departures				
Elevated roadways on structure		Roads	In-bound	1,392	12	16,705
			Out-bound	1,794	12	21,527
		Curbs	Curb Lane	4,989	12	59,864
			Entry Area			18,667
			Exit Area			19,712
		Shoulders	In-bound	3,198	6	19,187
			Out-bound	1,551	6	9,306
			Median			22,870

Summary
Total

At grade roadways	813,473
Elevated roadways (on fill)	11,002
Elevated roadways on structure	187,838
Tunnels (cut & cover)	18,117



SOURCES: Google Earth Pro, September 2023 (aerial image for visual reference only – may not be to scale); City of Dallas, Department of Aviation, September 2023 (Existing Airport Layout Plan); Jacobs/Danieli, September 15, 2023.



Drawing: P:\PROJECTS\2024\Dallas\20240510_10AM\Task10_Concept Development\CDP\related\Alternative 10-CL-101-2024\TURN-U TURN TUNNEL-DIRECT TUNNEL-FLYOVERS.dwg; Flyover At_Dep_201 Full New Plotted May 19, 2025, 10:30AM
Terminal Area Master Plan

EXHIBIT 1

Preferred Alternative H2 – C0 – Landside Access and Circulation, Parking, and Curbsides

Concept Development